

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/16 MARGARET STREET OAK PARK VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$635,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/24 ETHEL STREET OAK PARK VIC 3046	\$685,000	12-Dec-25
2/16 WINIFRED STREET OAK PARK VIC 3046	\$651,000	14-Mar-26
4/43 WATT AVENUE OAK PARK VIC 3046	\$650,000	09-Apr-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 April 2026



**2/24 ETHEL STREET OAK PARK
VIC 3046**

 2  1  1

Sold Price

\$685,000

Sold Date

12-Dec-25

Distance

0.14km



**2/16 WINIFRED STREET OAK PARK
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$651,000**

Sold Date

14-Mar-26

Distance

0.26km



**4/43 WATT AVENUE OAK PARK
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$650,000**

Sold Date

09-Apr-26

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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